

## MINUTES ADOPTED BY CITY COUNCIL

Greenville, NC  
February 21, 2005

The Greenville City Council met in a regular meeting on the above date at 6:00 PM in the City Council Chambers, third floor of the Municipal Building, with Mayor Robert D. Parrott presiding. The meeting was called to order, followed by the invocation by Council Member Dunn and the pledge of allegiance to the flag. The following were present.

Mayor Robert D. Parrott  
Mayor Pro-Tem Ric Miller  
Council Member Mildred A. Council  
Council Member Pat Dunn  
Council Member Rose H. Glover  
Council Member Chip Little  
Wayne Bowers, City Manager  
Wanda T. Elks, City Clerk  
David A. Holec, City Attorney

COUNCIL MEMBER ABSENT: Council Member Ray Craft

### APPROVAL OF AGENDA

Motion was made by Council Member Little and seconded by Council Member Council to approve the agenda as presented. Motion carried unanimously.

### DISCUSSION OF REPORT FROM THE TASK FORCE ON THE PRESERVATION OF NEIGHBORHOODS AND HOUSING

City Manager Bowers reminded the Council that on December 13, there was a joint meeting with the Task Force on the Preservation of Neighborhoods and Housing. At that time, staff was asked to put together implementation steps, estimate costs, and to come up with legal issues that might be involved. Staff has completed the report (Document No. 05-1). One of the major goals addressed neighborhood preservation. Some of these concepts were included in the goals established by the City Council at the January 22 Planning Session. A notice of this meeting has been sent to the members of the Task Force. It was noted that many of those members are at the meeting tonight. Several options are before the Council. The Council can choose to eliminate one or more of the options or delay the issue if they don't want to proceed at this time. It will be difficult to implement all of the items, so Council may wish to consider prioritizing them. With the implementation of the items, there will be budget impacts. When discussions have concluded, the Council needs to look at all options available to them.

Mr. Carl Rees, Neighborhood Services Coordinator, reviewed the ten neighborhood improvement strategies that were identified by the Task Force on Neighborhoods and Housing and highlighted costs associated with each. The strategies included:

1. Create a violation-based Rental Property Registration and Certification Program, whereby registration is required upon violation of zoning, housing, property maintenance, or public nuisance codes.
2. Create a code enforcement tracking system and rental property database to monitor violations and enforcement activity and to distribute information to neighbors.
3. Revise the City's code enforcement and appeals process to promote consistency, capture the true cost of enforcement, and ensure that enforcement actions are directed at the source of the nuisance.
4. Revise city ordinances related to parking on unimproved surfaces to allow for "on-the-spot" ticketing and establish routine patrols of neighborhoods.
5. Revise City ordinances related to noise to apply to all manner and type of disruptive noise, including non-amplified human voices, and to allow for "on-the-spot" ticketing.
6. Identify neighborhoods that are predominantly single-family in character, but are zoned in a manner that would permit intrusion of duplex or multi-family uses. Rezone such neighborhoods to prohibit further intrusion.
7. Create economic incentives to encourage reinvestment in established single-family neighborhoods.
8. Adopt strategies to develop and empower neighborhood associations, including technical and financial assistance to train neighborhood leaders and to build organizational capacity.
9. Develop and adopt neighborhood plans to guide public policy and investment decisions in older, established areas of Greenville.
10. Adopt land use policies that recognize the link between suburban residential development and the health of established neighborhoods. Plan new neighborhoods in ways that ensure their continued value, desirability, livability, and economic vitality.

The Council was informed of the costs that would be associated with each of the items. During the course of the discussion, it was suggested to staff that address information be obtained from the University or post office to ensure that occupancy limits are not exceeded, police officers be given the authority to write tickets for violations such as front-yard parking, there be a way that people who have expressed a complaint can go on-line to track it, and complaints be done on a grid system to determine how well they are done in the different areas.

Council Members thanked the Task Force for the work that has gone into the document.

Council Member Glover stated that to address some of the problems in the City, everyone is going to have to work together. She suggested that relationships be formed to address the problems currently in the neighborhoods.

City Manager Bowers informed the Council that if they wish to discuss any of the issues further or give staff some direction on any of the items, that can be done tonight. He suggested that the items that could be worked on pretty soon include:

1. Creating a violation-based Rental Property Registration and Certification Program whereby registration is required upon violation of zoning, housing, property maintenance, or public nuisance codes.

2. Creating a code enforcement tracking system and rental property database to monitor violations and enforcement activity and to distribute information to neighbors. That is something that will be key to other recommendations, so staff can work on this.
3. Revising City ordinances related to parking on unimproved surfaces to allow for on-the-spot ticketing and establishing routine patrols of neighborhoods. There will need to be a change to the penalty, if Council so desires. This is something that can be done right away.
4. Revising City ordinances relating to noise to apply to all manner and type of disruptive noise, including non-amplified human voices, and allowing on-the-spot ticketing. Staff would like Council's approval to proceed to make enforcement easier.
5. Identifying neighborhoods that are predominantly single-family in character, but are zoned in a manner that would permit intrusion of duplex or multi-family uses. Rezoning such neighborhoods to prohibit further intrusion. Staff has already done work on this and can continue to work on it if Council so desires.
6. Creating economic incentives to encourage reinvestment in established single-family neighborhoods. If that is something Council is interested in, that is something that staff can bring back during the budget process. (It was suggested that the university and hospital be engaged in this.)
7. Developing and adopting neighborhood plans to guide public policy and investment decisions in older, established areas of Greenville; adopting land use policies that recognize the link between suburban residential development and the health of established neighborhoods; planning new neighborhoods in ways that ensure their continued value, desirability, livability and economic vitality. Staff is already doing a lot of the work in the areas of plans. Unless staff hears objections on that, they will proceed.

Mayor Parrott stated that they have touched on a lot of things that they don't have control over; however, they have also touched on things where they can form partnership to try to solve some problems they have discussed. He thanked Mr. Rees and the Task Force for their invaluable input.

Council Member Little reiterated the need to take a proactive stance on noise and number of people in a dwelling. He asked for a report from staff in the next 30 days on how many they have addressed. It needs to be determined how well this is being done now.

Council Member Dunn stated that some of this is prevention. It will need to be complaint-based and proactive-based.

Motion was made by Mayor Pro-Tem Miller and seconded by Council Member Dunn to direct staff to work on the items as outlined by the City Manager, to proceed with those that will not cost anything and to bring the others back at budget time. Motion carried unanimously.

ADJOURN

Motion was made by Council Member Dunn and seconded by Mayor Pro-Tem Miller to adjourn the meeting at 7:35 p.m. Motion carried unanimously.

Respectfully submitted,

Wanda T. Elks, CMC  
City Clerk